



Order Filed on December 16, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR
9004-2(c)**

Damien Nicholas Tancredi, Esquire
Flaster/Greenberg P.C.
1810 Chapel Avenue West
Cherry Hill, NJ 08002
Phone: 215-587-5675
Attorneys for Douglas S. Stanger
Chapter 7 Trustee

In Re:

Stephen Agresta,

Debtor

CAMDEN VICINAGE

Chapter 7

Case No. 18-13271

Honorable Andrew B. Altenburg, Jr.

**ORDER AUTHORIZING THE TRUSTEE'S FURTHER USE OF
SHARES OF CLEM PROPERTIES, INC. AND CS AUTO PARTS, INC.**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby

ORDERED.

DATED: December 16, 2020

A handwritten signature in black ink, appearing to read "A. B. Altenburg, Jr.", is written over a horizontal line.

Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

(Page 2)

Debtor: Stephen Agresta

Case No.: 18-13271-ABA

Caption of Order: Order Authorizing Trustee's Further Use of Shares of Clem Properties, Inc. and CS Auto Parts, Inc.

THIS MATTER having come before the Court, upon the Chapter 7 Trustee's Motion for an Order Authorizing the Trustee's Further Use of the Shares of Clem Properties, Inc. ("Clem") and CS Auto Parts, Inc. (the "Motion"), and for good cause shown, and upon the consent of Karen Connor, executrix to the decedent estate of Stephen Agresta;

ORDERED and ADJUDGED as follows:

1. The Motion is GRANTED to effectuate the sale of Debtor Assets and, at the Court's decision to also provide for dismissal of this case upon effectuation of the transfer pursuant to this Order.
2. The Trustee is authorized to use the Shares¹ of Clem as set forth in the Motion.
3. The Trustee is authorized to take all actions necessary to close the sale the Allegheny Property as set forth in the Motion, including designating an officer of Clem to execute all documents related to the sale.
4. The City of Philadelphia's statutory and judicial liens attached to the Allegheny Property shall be satisfied from the proceeds of the sale of the Allegheny Property as in such amount as agreed upon by Clem and the City of Philadelphia. In the event of any dispute between Clem and the City of Philadelphia regarding the amount of liens, such funds shall be held in escrow pending resolution of the dispute of further order by a court of competent jurisdiction.

¹ Capitalized terms not otherwise defined shall have the meanings ascribed to them in the Motion.

5. Flaster/Greenberg, P.C. shall be paid any outstanding allowed administrative expenses at the closing of the Allegheny Property sale. Flaster/Greenberg shall have the right to assert any remaining administrative expenses allowed following the closing of Allegheny Property to be paid from the proceeds of the closing of the other Corporate Properties.

6. Following the closing of the Allegheny Property sale and the adjudication of any administrative expense applications related to the Trustee and his counsel, this Court shall dismiss the above-captioned case. Counsel to the Trustee shall file a certification of counsel indicating that the Allegheny Property sale has closed and all administrative expense claims have been filed and after such certification is filed, this Court shall dismiss the bankruptcy case.

7. Any previous orders entered by this Court shall remain valid and in full effect.

The undersigned hereby consent to the form and entry of this Order.

DAMIEN NICHOLAS TANCREDI, ESQ.
Flaster/Greenberg, P.C.
Counsel to Plaintiff Douglas S. Stanger, as
Administrator to the Kline Construction Co., Inc.
401(k) Plan,

/s/ Damien Nicholas Tancredi

Dated: 12-16-20

KAREN CONNOR

Executrix to the Estate of Stephen Agresta

Karen J. Connor

Dated: 12-10-20

In re:
Stephen Agresta
Debtor(s)

Case No. 18-13271-ABA
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-1
Date Rcvd: Dec 16, 2020

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 18, 2020:

Recip ID	Recipient Name and Address
db	#+ Stephen Agresta, 1001 Kresson Road, Cherry Hill, NJ 08003-2724

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 18, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 16, 2020 at the address(es) listed below:

Name	Email Address
Allen I Gorski	on behalf of Creditor Gorski & Knowlton PC agorski@gorskiknowlton.com
Charles D Whelan, III	on behalf of Creditor Total Rental Inc. whelaw@ix.netcom.com
Damien Nicholas Tancredi	on behalf of Trustee Douglas S. Stanger damien.tancredi@flastergreenberg.com damien.tancredi@ecf.inforuptcy.com
Denise E. Carlon	on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES,SERIES 2007-13 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

District/off: 0312-1

User: admin

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Date Rcvd: Dec 16, 2020

Form ID: pdf903

Total Noticed: 1

Douglas S. Stanger

on behalf of Trustee Douglas S. Stanger doug.stanger@flastergreenberg.com
diana.janansky@flastergreenberg.com,dss@trustesolutions.net,cdss11@trustesolutions.net

Douglas S. Stanger

on behalf of Attorney Flaster Greenberg P.C. doug.stanger@flastergreenberg.com,
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Mark K. Smith

on behalf of Debtor Stephen Agresta markksmithlaw@aol.com Romasmith@aol.com

Melissa S DiCerbo

on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES,SERIES 2007-13 nj-ecfmail@mwc-law.com,
nj-ecfmail@ecf.courtdrive.com

Melissa S DiCerbo

on behalf of Creditor U.S. Bank Trust N.A., as Trustee for LSF10 Master Participation Trust nj-ecfmail@mwc-law.com,
nj-ecfmail@ecf.courtdrive.com

Pamela Elchert Thurmond

on behalf of Creditor LAW DEPT CITY OF PHILADELPHIA Pamela.Thurmond@phila.gov Karena.Blaylock@phila.gov

Rebecca Ann Solarz

on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES,SERIES 2007-13 rsolarz@kmlawgroup.com

Robert Davidow

on behalf of Creditor U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST, BY
CALIBER HOME LOANS, INC., AS ITS ATTORNEY IN FACT nj.bkecf@fedphe.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 17